

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: January 2, 2013  
Public Hearing: January 29, 2013

**CONTACT PERSON/PHONE:** Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a Portion of Block 154 and vacated Portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue, and Blanchard Avenue, Alexander Addition, City of El Paso, El Paso County, Texas from A-O/sc (Apartment-Office/Special contract) to C-2/sc (Commercial/Special contract). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2001 N. Oregon. Property Owner: Tenet Hospitals Limited dba Providence Memorial Hospital. PZRZ12-00034 (**District 1**)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF BLOCKS 88, 89, 116, 117, 118, 119, 123, 124, 125, A PORTION OF BLOCK 154 AND VACATED PORTIONS OF EL PASO STREET, LOS ANGELES STREET, RANDOLPH DRIVE, HAGUE ROAD, BLACKER AVENUE, AND BLANCHARD AVENUE, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O/SC (APARTMENT-OFFICE/SPECIAL CONTRACT) TO C-2/SC (COMMERCIAL/SPECIAL CONTRACT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a portion of Block 154 and vacated portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue, and Blanchard Avenue, Alexander Addition, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **A-O/SC (APARTMENT-OFFICE/SPECIAL CONTRACT) TO C-2/SC (COMMERCIAL/SPECIAL CONTRACT)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department



LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg No. F-737  
TBPS Reg No. 101314-00

## **METES AND BOUNDS DESCRIPTION**

### ***"Providence Memorial Hospital"***

*A 21.5696 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a portion of Block 154 and vacated portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue and Blanchard Avenue, Alexander Addition and being more particularly described by metes and bounds as follows:*

***BEGINNING*** at an "X" chiseled in concrete found at the intersection of the west right-of-way line of El Paso Street (70.00 feet wide) and the north right-of-way line of Rim Road (70.00 feet wide), identical to the southeast corner of said Block 89;

***THENCE***, leaving the west right-of-way line of El Paso Street and following the north right-of-way line of Rim Road, **South 56°13'35" West, a distance of 590.00 feet** to the east right-of-way line of Randolph Drive (70.00 feet wide) for the south southwest corner of the parcel herein described, identical to the southwest corner of said Block 88;

***THENCE***, leaving the north right-of-way line of Rim Road and following the east right-of-way line of Randolph Drive, **North 33°46'25" West, a distance of 330.00 feet** to the north right-of-way line of Hague Road (70.00 feet wide) for an angle point, identical to the southwest corner of said Block 118;

***THENCE***, leaving the east right-of-way line of Randolph Street and following the north right-of-way line of Hague Road, **South 56°13'35" West, a distance of 330.00 feet** to the east right-of-way line of Hawthorne Street (70.00 feet wide) for the west southwest corner of the parcel herein described, identical to the southwest corner of said Block 119;

***THENCE***, leaving the north right-of-way line of Hague Road and following the east right-of-way line of Hawthorne Street, **North 33°46'25" West, a distance of 260.00 feet** to the south right-of-way line of Blacker Avenue (70.00 feet wide) for the most westerly corner of the parcel herein described, identical to the northwest corner of said Block 119;

***THENCE***, leaving the east right-of-way line of Hawthorne Street and following the south right-of-way line of Blacker Avenue, **North 56°13'35" East, a distance of 330.00 feet** to the east right-of-way line of Randolph Street for an angle point, identical to the northwest corner of said Block 118;

***THENCE***, leaving the south right-of-way line of Blacker Avenue and following the east right-of-way line of Randolph Street, **North 33°46'25" West, a distance of 365.00 feet** to a 5/8 inch rebar found at the intersection of the centerline of Blanchard Avenue (70.00 feet wide) and the

EXHIBIT "A"

east right-of-way line of Randolph Street, for the west northwest corner of the parcel herein described;

**THENCE**, leaving the east right-of-way line of Randolph Street and following the centerline of Blanchard Avenue, **North 56°13'35" East, a distance of 625.00 feet** to a 1/2 inch rebar with survey cap No. "TX 2027" found on the centerline of El Paso Street for an angle point;

**THENCE**, leaving the centerline of Blanchard Avenue and following the centerline of El Paso Street, **North 33°46'25" West, a distance of 295.00 feet** to the south right-of-way line of University Avenue (80.00 feet wide) for the north northwest corner of the parcel herein described;


**THENCE**, leaving the centerline of El Paso Street and following the south right-of-way line of University Avenue, **North 56°13'35" East, a distance of 295.00 feet** to the west right-of-way line of Oregon Avenue for the northeast corner of the parcel herein described;

**THENCE**, leaving the south right-of-way line of University Avenue and following the west right-of-way line of Oregon Avenue, **South 33°46'25" East, a distance of 910.00 feet** to the north right-of-way line of Hague Road for the east southeast corner of the parcel herein described, identical to the southeast corner of said Block 116;

**THENCE**, leaving the west right-of-way line of Oregon Avenue and following the north right-of-way line of Hague Road, **South 56°13'35" West, a distance of 330.00 feet** to the west right-of-way line of El Paso Street for an angle point, identical to the southeast corner of said Block 117;

**THENCE**, leaving the north right-of-way line of Hague Road and following the west right-of-way line of El Paso Street, **South 33°46'25" East, a distance of 330.00 feet** to the **POINT OF BEGINNING**;

Said parcel containing 21.5696 acres (939,573.3 square feet), more or less, and being subject to all easements of record.

  
Isaac Camacho, TX R. P. L. S. No. 5337  
Date: November 1, 2012  
05829-010 Providence Memorial Desc



## MEMORANDUM

**DATE:** December 19, 2012

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Michael McElroy, Planner

**SUBJECT:** PZRZ12-00034

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The City Plan Commission (CPC), on December 13, 2012, voted 7-0 to recommend **approval** of rezoning the subject property from A-O/sc (Apartment-Office/Special contract) to C-2/sc (Commercial/Special contract).

The CPC found that the rezoning is in conformance with the Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have a positive effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no communications in support or opposition to the rezoning request.

**Attachment:**  
Staff Report



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ12-00034  
**Application Type:** Rezoning  
**CPC Hearing Date:** December 13, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 2001 N. Oregon  
**Legal Description:** Blocks 88, 89, 116, 117, 118, 119, 123, 124, 125, a Portion of Block 154 and vacated Portions of El Paso Street, Los Angeles Street, Randolph Drive, Hague Road, Blacker Avenue, and Blanchard Avenue, Alexander Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 21.56 acres  
**Rep District:** 1  
**Zoning:** A-O/sc (Apartment-Office/Special contract)  
**Existing Use:** Hospital  
**Request:** From A-O/sc (Apartment-Office/Special contract) to C-2/sc (Commercial/Special contract)  
**Proposed Use:** Hospital  
**Property Owner:** Tenet Hospitals Limited dba Providence Memorial Hospital  
**Representative:** John Nance

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4/ (Residential) / UTEP  
**South:** A-3/sc/sp (Apartment/Special contract/Special permit) & S-D/sp (Special Development/Special permit) / Hospital & parking lot, respectively  
**East:** C-1 (Commercial) / Office building  
**West:** R-4/ (Residential) / UTEP

**Plan El Paso Designation:** G2, Traditional Neighborhood (Walkable) (Central)

**Nearest Park:** Dunn Park (919 ft.)

**Nearest School:** Vilas Elementary (2,980 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notices of the December 13, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on December 3, 2012. The Planning Division received no letters of support or opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a rezoning of the subject property from A-O/sc (Apartment-Office/Special contract) to C-2 (Commercial) to permit the erection of additional signage.

A special contract, imposed by Ordinance No. 6051, dated December 8, 1977, requires the construction of sidewalks along boundaries of property as well as the approval of driveways by the City's traffic department, conditions which have been satisfied.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the rezoning as the applicant's request is compatible with the surrounding land use and the future land use map.



### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-2 (Community Commercial District) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **COMMENTS:**

#### **City Development Department – Planning Division - Land Development**

Grading plan and permit shall be required.\* Storm Water Pollution Prevention Plan and/or permit required.\* Drainage plans must be approved by the City Development Department, Land Development Section.\* \* This requirement will be applied at the time of development.

#### **Sun Metro**

Sun Metro does not oppose this request.

#### **El Paso Fire Department**

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet

#### **El Paso Water Utilities**

EPWU does not object to this request.

### **Water**

Along Oregon Street between University Avenue and Hague Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Oregon Street between University Avenue and Blanchard Street eight (8) inch diameter water main.

Along University Avenue between Oregon Street and Hawthorne Street there is an existing eight (8) inch diameter water main.

Along Hawthorne Street between University Avenue and Rim Street there is an existing twelve (12) inch diameter water main.

Along Rim Road between Hawthorne Street and El Paso Street there are no existing water mains.

Along El Paso Street between Rim Road and Hague Street there is an existing eight (8) inch

diameter water main.

Along Hague Street between El Paso Street and Oregon Street there is an existing eight (8) inch diameter water main.

### **Sanitary Sewer**

Along University Avenue between Oregon Street and Los Angeles Street there is an existing six (6) inch diameter sanitary sewer main. From this point the described main egresses University Street and ingresses into University of Texas at El Paso (UTEP) property; the alignment of this main continues towards Hawthorne Street.

As per EPWU-PSB Records, the sanitary sewer service line pertaining to Providence Hospital discharges unto the above-described main.

### **General**

Water and sanitary sewer service is available from the above-described mains.

As per EPWU-PSB Records, 2001 Oregon Street has a single eight (8) inch diameter fire-fighting water service (fire line) and single six (6) inch diameter water service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

### **Attachments:**

Attachment 1: Zoning Map

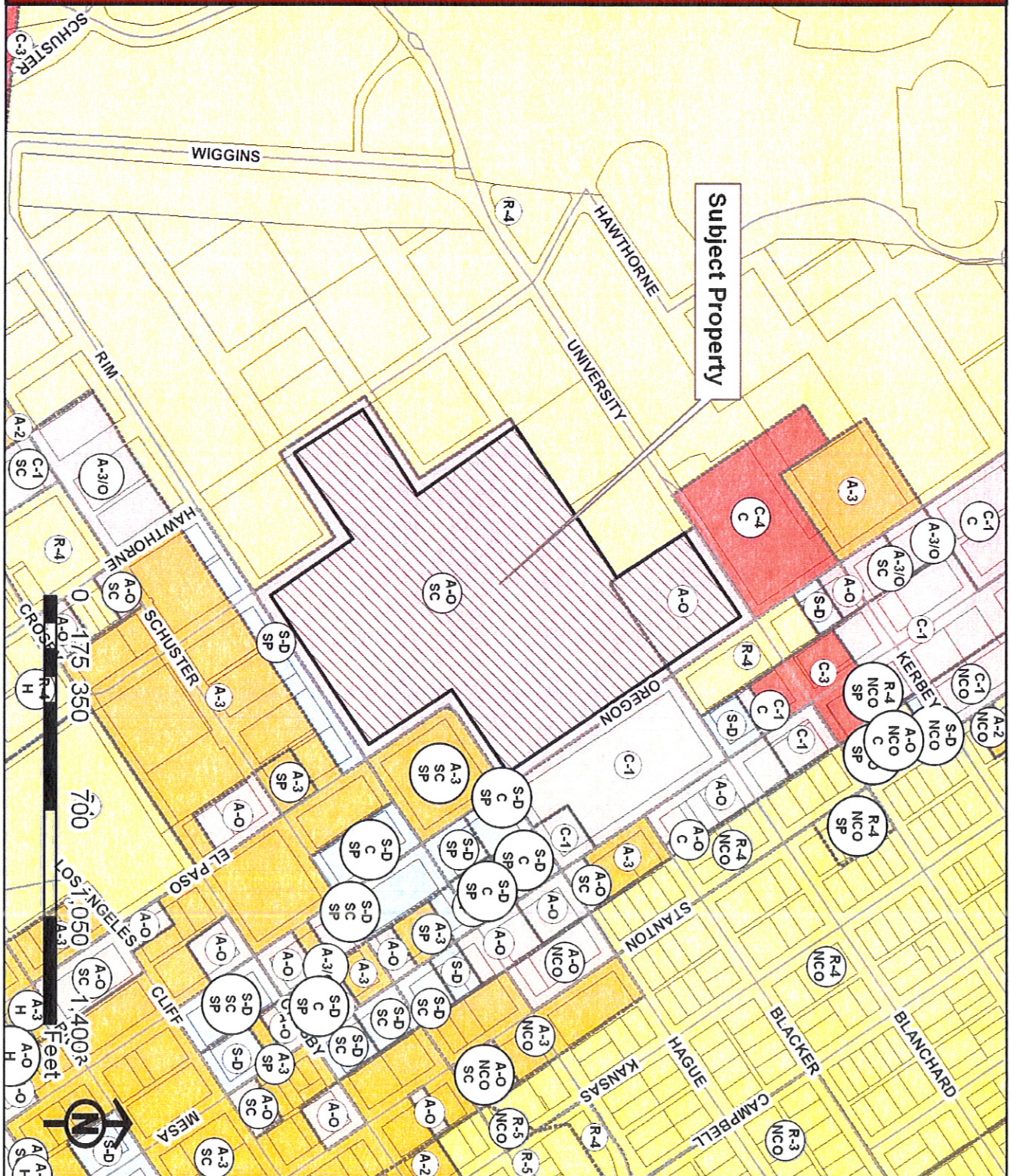
Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan



ATTACHMENT 1: LOCATION MAP

PZRZ12-00034





PZRZ12-00034





ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

